

**ORDINANCE NO. 2020-105**

**An Ordinance amending Chapter 44 Zoning and Sections as follows.**

**Be it ordained by the City Council of the City of Oregon, Ogle County, Illinois to amend Sec 44-58, adding Sec. 44-135 – General Business District. as follows:**

Sec.44-58

(2) Commercial district; and

a. B General Business

Division 3: Commercial Districts

Add: New Sec. 44-135 – General Business District.

1. Purpose. The purpose of the General Commercial District is to:
  - a. Provide for a wide range uses to support the needs of the community as well as provide employment opportunities.
  - b. Provide for professional and general office uses at appropriate scales and locations.
  - c. Establish a district for uses that combine service, retail, and light industrial/manufacturing activities.
  - d. Ensure land use compatibility with residential and other adjacent uses.
  - e. As new development and redevelopment occur, encourage quality and variety in building and landscape design.
  - f. Improve the appearance of properties from public rights of way.
  
2. Lot and Building Location Requirements

Minimum Area (sq. ft) <u>**</u>	Minimum Width (ft.)	Set Back Minimum Front (ft.)	Set Back Yards Rear (ft.) <u>***</u>	Set Back Side Interior (ft.) <u>***</u>	Set Back Corners (ft.)	Maximum Bldg. height (ft.)
15,000	100	50	30	20	20	60

- A. Those uses existing on a parcel on [effective date] shall be permitted uses on that parcel of property, and shall not be considered a nonconforming use. If a conflict exists between this provision and any other provision of this Chapter, this provision shall apply.

\*\* Except those uses specifically identified in this B-District requiring a larger minimum lot size.

\*\*\* Off-street parking facilities required a (10) ft. minimum setback when located in any side or rear yards.

3. Permitted Uses. The following uses of land are permitted in the B-General Business District:

Animal hospitals and veterinary clinics, including accessory outdoor exercise yards and kennels which are complementary to principal use.

Automobile dealerships and service facilities.

Agricultural and construction equipment dealerships.

Bike/walking paths.

Building construction and supply.

Car washes.

Childcare facilities.

Churches, temples, synagogues, and other places of worship. No use shall be constructed on a lot less than 2 acres.

Clubs, lodges, and meeting rooms.

Communications center – sales and/or service.

Consumer Staples including: convenience stores/gas stations, drug stores and pharmacies, furniture and appliance stores, grocery stores, hardware stores, and other similar uses.

Financial institutions/services including drive-through facilities.

Funeral homes, memorial chapels.

Greenhouse/lawn & garden center.

Home improvement center/lumber yard.

Hospitals, hospices, and nursing homes.

Insurance offices, sales and claims services.

Light manufacturing, warehousing, and assembly. No more than six (6) truck loading docks shall be permitted. Uses with more than 6 truck loading docks will require a Special Use.

Mass merchandisers/department stores.

Medical, dental, chiropractic offices, including outpatient facilities.

Indoor and outdoor sports and recreational facilities including bowling alleys, miniature golf, fitness centers, and other similar uses.

Movie theater.

Office or office buildings.

Office supplies/services.

Pet store – Pet services, with indoor kennels.

Public and private schools.

Real estate offices; realtors; title companies, rental management.

Rental center: Home and /or professional equipment.

Restaurants (including those that offer the sale of alcoholic beverages to customers), including fast food and drive-thru facilities.

Salons, spas, haircare facilities.

Vehicle service and repair facilities. Overnight outdoor storage of vehicles awaiting repair must be screen from public roadway view by landscaping, fencing, or the repair facilities building.

Mini Warehouse and Self-Storage Facilities including one dwelling unit for an onsite resident manager.

Service facilities including barbershops and beauty shops; copying and parcel delivery services; artists' studios; photographers; locksmith; shoe repair; dry cleaners; music and dance instruction studios; tanning parlors and day spas; travel agencies; and other similar type uses.

Specialty shops including antique shops; art and school supplies; bookstores; camera shops, including film developing; greeting card and stationery shops; candy shops; florists; newspaper and magazine stores; gift and novelty shops; jewelry stores; pet shops; record shops; hobby shops; and other similar type uses.

4. Special Uses. The following uses of land are permitted as special uses in the B- General Business District.

Commercial kennels, including outdoor facilities for the keeping of animals.

Light Manufacturing, Warehousing, and Assembly/commercials supplies sales/service with more than 6 truck loading docks.

Radio and television broadcast studios, excluding transmission towers that exceed thirty (30) feet in height.

Taverns.

All cannabis businesses as specified in Section 44-28.

All special uses listed in the B-1 Commercial Highway District.

5. General Development, Site Plan, Landscape Improvement Standards

The general development and site plan review development standards in the B-1 Highway Commercial District (Sections 44-130, 44-132, 44-133, 44-134) shall apply to all new construction, and major modifications to exiting uses. All development within the B District may be reviewed and approved by planning and landscape professionals selected by the City.

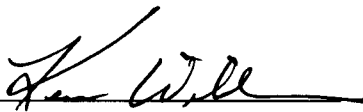
6. Consistency with City Official Plans

A. Additional guidance. Design and architectural guidelines contained in the City of Oregon's Official Comprehensive Plan, and other design guidelines or design manuals that the City may adopt from time to time, shall provide general guidance for and clarification of issues pertaining to the development and redevelopment of land within the B District.

Passed and approved by the City Council of the City of Oregon, Ogle County, Illinois, this 28th day of April 2020.

Yeas: 5 Nays: \_\_\_\_\_ Absent: \_\_\_\_\_ Abstentions \_\_\_\_\_

APPROVED THIS 28<sup>th</sup> day of April 2020.

  
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Ken Williams, Mayor

ATTEST: Cheryl Hilton  
Cheryl Hilton, Deputy City Clerk